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Sent: Friday, 13 December 2019 8:58 PM
To: DJCS-CAV-rentalreforms (DJCS)
Cc: act@tenantsvic.org.au
Subject: My submission on Victoria's draft rental regulations

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My submission:

All rental bonds should be no more than 1 months rent no matter how much the weekly or monthly rent is. All apartments should be price regulated so that rent isn't so absurdly unaffordable. It should be written law, not just recommendation, that the real estate agent or landlord come to the agreement of time and date of inspections WITH the tenant so that the tenant can be home to supervise so no items are stolen or cupboards ransacked. When the tenant is moving out only 1 public inspection for new prospective tenants should be allowed a month while the tenant is still living there so as not to cause the tenant disruption and stress. Landlords must pay for not only connection of lines to the premises but also for the \$300 installation of required infrastructure to support internet connection. Legally stop landlords and real estate agents being allowed to make any 'no pet' clauses. Allow tenants to make small changes such as replacing a shower head if the original is kept and reinstalled upon end of tenancy. Put in laws for the real estate agent to represent the interests of the tenants not just the landlords. Allow the postponing of inspections on grounds such as a death in the family or medical reasons. Legally allow a tenant to withdraw from a tenancy agreement with no negative consequences, fines, and not having to pay the remaining time of the agreement if another tenant on the same agreement dies or if someone financially responsible for the tenant dies. These are all fair, and it is not asking much. Tenants pay an absurd amount in Australia purely for the luxury of not being homeless. Treat us with respect.

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This submission to the Victorian Government consultation on the RTA Regulatory Impact Statement was sent via Tenants Victoria's website. It represents the views of the author only and does not represent the views of Tenants Victoria.